

City of Morrow

Clayton County

Atlanta MSA

2003 Population Estimate 5,034; +1.6% change from 2000 Census.

Not a Tree City USA.

No tree board established by ordinance.

Title 8 PLANNING AND DEVELOPMENT

CHAPTER 8. TREE AND VEGETATION PROTECTION

ARTICLE XI. BUFFER AND SCREENING REQUIREMENTS

Year first adopted or last revised unknown.

Addresses private property.

Includes buffer and landscape requirements.

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CHAPTER 8. TREE AND VEGETATION PROTECTION

ARTICLE A. TREE PROTECTION*

***Editor's note:** Formerly, Art. A, §§ 8-8-1, 8-8-2, pertained to tree harvesting and was derived from Ord. No. 94-90, adopted Aug. 23, 1994. Such provisions were deleted by Ord. No. 98-15, § 1, adopted Nov. 24, 1998, and new provisions were enacted by such ordinance to read as set out in §§ 8-8-1--8-8-10.

Sec. 8-8-1. Definitions.

The following definition of terms shall apply to this article:

Buffer: That portion of a lot set aside with adequate natural or planted vegetation to accomplish visual and sound screening to separate residential zoning districts from other zoning districts as required in the city zoning ordinance.

Clearing: An activity which removes or disturbs the vegetative cover, including trees.

Crown dripline: A vertical line extending from the outer surface of a tree branch tip to the ground.

Deciduous tree: Any tree which drops its leaves at the end of a growing season.

Dripline area: The total area underneath a tree which would encompass all crown driplines.

DBH: Diameter-at-breast height is a standard measure of tree size, and is the trunk diameter measured in inches at a height of four and five-tenths feet above the ground. If a tree splits into multiple trunks below four and five-tenths feet, each trunk is measured separately, and the total trunk diameters are added together. A tree which splits into multiple trunks above four and five-tenths feet is measured as a single tree at four and five-tenths feet.

Evergreen: Any tree which retains its foliage throughout the year.

Landscaping: Any additions to the natural features of a plot of ground to restore construction disturbance and to make it more attractive, as by adding lawns, trees and shrubs, etc., to the natural environment.

Landscape area: An area set aside for the installation and maintenance of planting materials.

Landscaping ordinance: A document which establishes requirements as to the number, size and type of vegetation for landscaping improvements.

Land and vegetation disturbance permit: A permit issued to authorize the cutting, transporting and clearing of vegetation.

Natural vegetation: A generally undisturbed, maintenance-free, self-perpetuating stand of vegetation comprising indigenous shrubs, flowers, and wild grasses and trees.

Natural vegetation area: The area within the boundaries of a given lot which is devoted to natural vegetation.

Protection area: All land which falls outside the buildable area of a parcel, all areas of the parcel required to remain in open space, the dripline areas beneath a tree or clusters of trees to be retained, and/or all areas required to remain landscape strips or buffers according to the city zoning ordinance or conditions of zoning approval.

Shrub: A woody plant or bush of relatively low height (two to six feet), distinguished from a tree by having several stems rather than a single trunk.

Specimen tree or stand: Any tree or grouping of trees which has been determined to be of high value because of its species, size, age or location. General criteria for the determination of specimen trees or stands are as follows:

- (1) Any deciduous tree whose DBH equals or exceeds 30 inches.
- (2) Any evergreen tree whose DBH equals or exceeds 24 inches.
- (3) Any understory tree whose DBH equals or exceeds ten inches.
- (4) Any tree which has a significant historical value and can be documented through historical records or otherwise, and any tree which has exceptional aesthetic value.

Tree harvesting: The cutting of more than 15 trees per year for purposes not related to immediate land development or in conjunction with an ongoing development project.

Understory tree: Any tree or woody plant which is of lesser height and spread than the surrounding evergreens or deciduous trees but which still provides shade and a degree of protection to the earth and vegetation beneath it.

(Ord. No. 98-15, § 1, 11-24-98)

Sec. 8-8-2. Applicability.

This article shall apply to any activity which involves the removal of trees in the city.

Exemptions from the tree protection ordinance [this article] are:

- (1) Dead, diseased or infested trees as determined by the Georgia Forestry Commission and/or its local representative(s).
- (2) Orchards and tree nurseries in active commercial operation.
- (3) The homeowner of a developed, single-family residential lot removing a tree or trees will be required to obtain a permit but will be exempt from paying a permit fee. In the case of a tree contractor removing a tree or trees in a residential area, the contractor will not be required to submit a site plan.

(Ord. No. 98-15, § 1, 11-24-98)

Sec. 8-8-3. Land and vegetation disturbance permit required.

Unless specifically exempted from this article, all owners, developers of land, or contractors, must secure a land and vegetation disturbance permit prior to the removal, relocation or transportation of any trees in the incorporated city limits.

- (1) Procedure: Four copies of a tree protection plan (TPP) must be submitted

to the city public works director, or his designee, for review to ascertain conformance to the tree protection ordinance prior to application for a land and vegetation disturbance permit and/or application for development plan and preliminary plat approval. It is advised that a qualified landscape architect, Georgia Forestry Commission (GFC) Certified Urban Forester, or Arborist prepare the TPP.

The TPP must include:

- a. The exact location of all existing trees and specimen trees more than ten inches in diameter clearly indicating those which will be retained to meet the tree protection requirements, their size, dripline area and species.
- b. The location, size and species of all replacement trees.
- c. The boundaries of all required buffer areas.
- d. The boundaries of all existing and proposed landscaped areas.
- e. The boundaries of all existing and proposed buildings.
- f. The boundaries of all vehicle and pedestrian use areas.
- g. All existing and proposed utilities (i.e., water, sewer, stormwater drainage and retention facilities, etc.), and all existing and proposed utility poles and/or light poles.

Upon submittal of the TPP, the public works director, or his designee, shall:

- a. Conduct a preliminary review of the TPP.
- b. Conduct an on-site inspection to determine if there are any trees of exceptional aesthetic or historical value.
- c. Return the TPP either approved or with changes which must be made prior to the issuance of a land and vegetation disturbance permit.

After final approval of the TPP by the public works director, or his designee, development plans and plats can be forwarded for review, or the land and vegetation disturbance permit can be issued. Plans will be considered approved if no decision is made by the city within 30 days of the submission of the TPP.

(2) Compliance. It is the responsibility of the public works director, or his designee, to review the TPP to ascertain compliance with the provisions of the tree protection ordinance before a land and vegetation disturbance permit will be issued. It is also the responsibility of the public works director, or his designee, to conduct a final inspection for compliance with the tree protection ordinance before a certificate of occupancy or acceptance of streets will be granted.

(3) Appeal procedure. Any applicant for a land and vegetation disturbance permit who is aggrieved by any decision of the public works director, or his designee, relating to the application of this article shall have the right to appeal to the city manager. Such appeal shall be requested in writing no less than ten days after the decision has been made. The appeal shall be heard by the city manager within 30 days after the receipt of the appeals request. The city manager shall have the right to overturn, modify or affirm the decision made by the public works director, or his designee.

(Ord. No. 98-15, § 1, 11-24-98)

Sec. 8-8-4. Tree protection requirements.

Property subject to the Morrow Tree Protection Ordinance shall retain a minimum of 20% of all trees more than ten inches in diameter. Trees which fulfill this preservation requirement shall be exclusive of the required buffer areas. Every five caliper inches of trees preserved shall count one caliper inch toward the density requirements of the city landscaping ordinance.

(Ord. No. 98-15, § 1, 11-24-98)

Sec. 8-8-5. Guidelines for tree protection.

Listed below are guidelines for tree protection to be followed during the grading and construction process, and for the continued maintenance of trees:

- (1) All individual standalone trees to be retained on a site must be marked with orange engineering tape, tied around the trunk of the tree at a height of five feet above the ground.
- (2) The tree protection area (dripline area) of standalone trees and stands of trees will be marked with standard construction fencing (orange) or four foot silt fence with stakes placed every ten feet.
- (3) If initial development is limited to streets, drainage easements and utilities, a TPP indicating only trees equal to or in excess of ten inches DBH which are to be removed must be submitted. During street and utility construction, the grading permit shall be limited to the areas needed for street right-of-way.
- (4) If it is determined that irreparable damage has been done to a tree in a tree protection area, the developer, the builder and/or owner shall be responsible for the replacement of that tree as provided for in this article under "Guidelines for replacement."
- (5) All areas not devoted to structures, access ways, dumpsters, storage, roads, parking lots and natural vegetation shall be landscaped.
- (6) The city zoning department may require landscaping in conjunction with the issuance of a building permit not requiring plat or site approval.
- (7) All trees planted in accordance with this article shall be of a species approved by the city.
- (8) The planting of trees to meet the requirements of this article shall be on the front or side of the developed areas and plantings behind a building shall not be counted in determining the minimum requirements of this section unless specifically authorized by the city.
- (9) The care and maintenance of trees shall be the responsibility of the current owner. Trees which become diseased or dysfunctional shall be replaced.

(Ord. No. 98-15, § 1, 11-24-98)

Sec. 8-8-6. Guidelines for tree replacement.

- (a) If the tree preservation requirements of this article make reasonable use of a property impossible or if a tree in a tree protection area is irreparably damaged, the following replacement requirements shall be followed after the construction process is complete:

(1) The trees shall be replaced diameter inch for diameter inch with a minimum of three-inch DBH trees of the same species. If the species of the existing tree is unsuitable for replacement (refer to section 8-8-6(b)) or is unavailable, an inch for inch replacement of minimum three-inch DBH trees of a suitable species (refer to section 8-8-6(b)) shall be planted.

(2) All trees selected for replacement must be quality specimens free of disease, injury or infestation, and must be ecologically compatible with the specifically intended growing area (refer to section 8-8-6(b)).

(3) All replacement trees must be planted before a certificate of occupancy is issued or streets and easements will be accepted.

(4) Replacement trees planted shall fall under the maintenance provisions of the City of Morrow Landscaping Ordinance.

(5) Specimen trees shall be replaced with specimen trees and understory trees shall be replaced with understory trees (refer to section 8-8-6(b)).

(6) Where the minimum tree diameter cannot be met due to natural site constraints, the developer or builder shall provide the remaining balance of the required trees for planting on public property.

(b) Trees suitable for replacement trees and unsuitable as replacement trees:

(1) Trees suitable as replacement for specimen trees:

TABLE INSET:

Southern Red Oak	Pecan
Northern Red Oak	Hickory
White Oak	Red Maple
Willow Oak	Florida Maple
Sourwood	Sugar Maple
Birch	Yellow Birch

Other specimen trees may be allowed with the approval of the public works director or his designee.

(2) Trees suitable for the replacement of understory trees:

TABLE INSET:

Service Berry	Aristocrat Pear
Crape Myrtle	American Holly
Cherry	Plum

Fringe Tree	Coosa Dogwood
Virginia Pine	Kwanson Cherry
Red Bud	Red Buckeye
Carolina Silver Bell	

Other understory trees may be allowed with the approval of the public works director or his designee.

(3) Trees unsuitable for replacement:

TABLE INSET:

Eastern Hemlock	Eastern White Pine
Lombardy Poplar	Mimosa
Norway Pine	Paper Birch
Silver Maple	Spruce
Box Elder	Willow
Royal Paulownia	Tree of Heaven

(Ord. No. 98-15, § 1, 11-24-98)

Sec. 8-8-7. Tree harvesting prohibited.

Tree harvesting is not allowed in a residentially zoned area or within 100 yards of residentially zoned property.

(Ord. No. 98-15, § 1, 11-24-98)

Sec. 8-8-8. Fees.

(a) All permits and licenses shall be obtained through the business licensing and permits department at City Hall and shall be in accordance with the business license ordinance prior to commencement of any type of operation. A permit fee of \$50.00 shall be paid annually by any tree contractor removing a tree or trees.

(b) A plan review fee of \$25.00 shall be paid at the time of submittal of plans for review.

(Ord. No. 98-15, § 1, 11-24-98)

Sec. 8-8-9. Variances.

The city council may authorize in specific cases such variances from the terms of this article as will not be contrary to the public interest when, due to special conditions:

- (1) Granting a variance is determined to be a greater public benefit than the literal enforcement of the article; and
- (2) The tree replacement requirements of the article could be met on site but, due to the location of the replacement trees they would not be in keeping with the intent and goals of the tree protection and/or landscaping ordinances of the city.

The affected property owner must make application for the variance request to the city manager no less than 14 days prior to the next scheduled city council meeting. The variance request shall not be placed on the council agenda if the city manager determines that the request does not meet the variance criteria listed above.

(Ord. No. 98-15, § 1, 11-24-98)

Sec. 8-8-10. Penalties.

Citation(s) for violation(s) of this article will be issued by the city. The citation shall be returnable to and tried before the municipal court of the city. Any person, firm, or corporation found guilty of violating this article shall upon conviction be fined up to \$1,000.00. Each day such violation remains unresolved to the satisfaction of the city shall be deemed a separate offense. In addition to any imposed fines, the responsible person may be required to replace a removed tree with a number of smaller trees of the same species, provided the combined caliper measurements of the smaller trees are at least equal to the measurement of the tree which was removed.

(Ord. No. 98-15, § 1, 11-24-98)

ARTICLE B. PRESERVATION AND CONSERVATION OF PLANT LIFE*

***Editor's note:** Ord. No. 98-15, § 2, adopted Nov. 24, 1998, deleted §§ 8-8-11--8-8-19, the substantive provisions of Art. B, derived from Ord. No. 92-01, §§ 1--9, adopted Feb. 11, 1992. Ord. No. 98-15 enacted new provisions pertaining to development standards and landscaping requirements for certain lots, as set forth in §§ 8-8-11--8-8-17.

Sec. 8-8-11. Landscaping plan required.

Industrial, commercial, office and institutional, business park, and multifamily developers shall be required to provide a landscaping plan and submit the landscaping plan for review and approval by the public works director or his designee with the submittal of the site plan for development approval.

(Ord. No. 98-15, § 2, 11-24-98)

Sec. 8-8-12. Minimum requirements for trees.

The landscaping plan shall provide a minimum of one specimen tree with a minimum diameter of two inches and an understory tree with a diameter of two inches for every 2,000 square feet of impervious surface for which a development permit is sought. All trees must be planted in areas large enough to accommodate a full-grown tree of the species planted.

Where the minimum tree diameter and shrub count cannot be met due to natural site constraints, the developer or builder shall provide the remaining balance of the requirement for all planting on public property.

(Ord. No. 98-15, § 2, 11-24-98; Ord. No. 2003-05, § 1(A), 5-13-03)

Sec. 8-8-13. Minimum requirements for shrubbery.

The landscaping plan shall provide for one bush per 500 square feet of impervious surface of an industrial, commercial, office and institutional, business park and multifamily site.

(Ord. No. 98-15, § 2, 11-24-98)

Sec. 8-8-14. Minimum requirements for ground cover.

Areas on the site which are not covered by trees and/or shrubbery shall be planted with grass or other ground cover.

Where appropriate, other permeable ground cover, such as mulch and stones, may be used as an alternative to the ground cover listed in this section. However, alternative forms of ground cover must be specifically approved by the mayor and council of the city.

(Ord. No. 98-15, § 2, 11-24-98)

Sec. 8-8-15. General regulations for landscaped areas.

There are no prescribed criteria for design or formation of the landscaped area. However, it should be consistent with the architectural scheme of the building and surrounding area and should complement the plan for sediment and erosion control of the site.

The requirements of the previous paragraphs shall be in addition to buffer zones and tree protection areas; however, some relief of the above described requirements may be granted, by the mayor and council, for saving existing trees, shrubbery and ground cover on the site.

Industrial, commercial, office and institutional, business park and multifamily sites one acre or less must be landscaped entirely.

All guard rails must be primed and painted a beige color and/or screened from view by additional landscape material.

Parking lot islands. For every fifty parking spaces, a landscape island having a minimum dimension of ten feet by 38 feet shall be installed, and at each end of the parking aisle a landscape island having a minimum dimension of 20 feet by 38 feet shall be installed in order to separate the last space from any adjacent travel ways. One in every four parking rows must be divided by a minimum fifteen foot wide landscape strip (for landscape purposes).

Irrigation system. The landscaping plan must include an irrigation plan to sustain plant life. Any and all plant materials that fail to survive must be replaced by the property owner.

(Ord. No. 98-15, § 2, 11-24-98; Ord. No. 2003-05, § 1(B), 5-13-03)

Sec. 8-8-16. Specifically approved trees, shrubbery and ground covers.

The following trees, shrubbery and ground covers are specifically approved; however, developers may, at the discretion of the public works director and the city manager, substitute other varieties as deemed appropriate.

TABLE INSET:

	TREES	
	<i>Specimen Trees</i>	
Southern Red Oak		Pecan
Northern Red Oak		Hickory
White Oak		Red Maple
Willow Oak		Florida Maple
Sycamore		Sugar Maple
Birch		Yellow Birch
Southern Magnolia		Willow
	<i>Understory Trees</i>	
Bradford Pear		Aristocrat Pear
Crape Myrtle		American Holly
Cherry		Plum
Crab Apple		Dogwood
Virginia Pine		Kwanson Cherry
	<i>Shrubbery</i>	

Junipers		Holly
Yoshino Cherry		Ligustrum
Nandina		Azaleas
Privet		Bayberry
	Ground Cover	
Ivy		Vinca
Liriope		Ajuga
Ferns		Euonymus
Cotoneaster		Juniper
Pachysandra		Thrift

(Ord. No. 98-15, § 2, 11-24-98)

Sec. 8-8-17. Enforcement and penalties.

The foregoing requirements shall be mandatory for all industrial, commercial, office and institutional, business park and multifamily developments constructed in the city.

Failure to provide and adhere to the industrial, commercial, office and institutional, business park and multifamily landscaping requirements shall be grounds for denial of a building permit for such developments, the issuance of a Stop-Work Order for such developments, the issuance of a certificate of occupancy, or the revocation of the business licenses of the builder and/or tenants of the development.

Furthermore, the maintenance of the landscaping, including the replacement of trees, shrubs and ground cover, is the sole responsibility of the property owner(s). Upon finding a violation, the code enforcement officer of the city shall notify the property owner(s), in writing, and the owner shall be given 30 calendar days from the date of notification to bring the site into compliance. If the property is in violation after that time, the code enforcement officer shall issue a citation against the property owner(s) of a site in violation with a maximum fine of \$1,000.00. Each day the violation continues shall be deemed a separate offense.

(Ord. No. 98-15, § 2, 11-24-98)

ARTICLE XI. BUFFER AND SCREENING REQUIREMENTS

Section 1101 Buffer required.

It is recognized that the location of commercial or industrial land uses directly adjacent to single-family, two-family or multiple-family residential uses can create an incompatible situation. Additionally, the location of two-family or multiple-family residential land uses or mobile homes directly adjacent to single-family residential land uses can be an incompatible situation. Accordingly, in commercial and industrial districts, when a principal structure is expanded or modified, a planted screening buffer shall be provided along all side and rear property lines contiguous with a residential district. In two-family or multiple-family residential districts, when a new principal structure is built, or an existing principal structure is expanded or modified, a planted screening buffer shall be provided along all side and rear property lines contiguous with a single-family residential district. The city council may require a similar buffer strip between other districts and land uses deemed to be incompatible.

It is also recognized that the location of (OI) office institutional land uses directly adjacent to single-family, two-family or multiple-family residential uses can create an incompatible situation. Accordingly, the provisions of this article shall apply when (OI) office institutional land uses abut single-family, two-family or multiple-family residential uses.

(Ord. No. 94-13, § 2(A), 11-8-94)

Section 1102 Purpose and general requirements.

A landscaped buffer strip is required to protect residential land uses from excessive heat, dust, wind, light spill, unsightly views, odors, and other characteristics commonly associated with commercial and industrial land uses and related vehicular and pedestrian traffic, which can adversely impact the quality of residential life. The required buffer shall provide necessary visual and acoustical privacy for the conduct of residential lifestyles in an undisturbed environment, and shall provide for the protection and preservation of property values in residential districts.

Required buffers shall be established and maintained by the owner of the incompatible land use. The required buffer must:

1. Be depicted in detail (the type and location of natural and planted vegetation are to be illustrated) on each site plan or plat prior to approval, and shall be designated as a permanent easement.
2. Not be disturbed by grading, property improvements or construction activities except where necessary to prevent a nuisance, or to thin such natural growth, where too dense to permit normal growth, or to remove diseased, misshapen, or dangerous and decayed timbers. Any contemplated disturbance shall first be brought to the attention of the planning and zoning board and formal approval secured prior to initiating activity within required buffer areas.
3. Utilize existing vegetation where it has been determined that existing vegetation is appropriate for inclusion within the buffer strip, or when required be supplemented with approved, additional plantings.
4. Retain the natural topography of the land, except when a portion must be cleared and graded as required by the local law to prevent soil erosion or

sedimentation.

5. Be completely installed in accordance with the approved plan prior to issuance of a certificate of occupancy.
6. Not be used for temporary or permanent parking or loading, other than for provision of drainage improvements as mandated by the local law or for a structure other than a fence.
7. Attain a height of not less than six feet within three years of the planting date.

Section 1103 Minimum buffer specifications.

As different types of land uses generate varying degrees of incompatibility, it follows that rigid width for a buffer strip could, in some instances create undue hardship on the property owner. Therefore, the amount and type of planting required to accomplish adequate screening and insulation shall be variable, and in each instance shall be determined by the intensity and extent of the use judged incompatible. The following specifications for buffer strip widths will be used by the planning and zoning board and city council to determine buffer strip requirements:

1. Where a commercial district is contiguous with a residential district, the width of the required buffer strip shall not be less than 40 feet, plus an additional five feet for each story in excess of one, with a maximum buffer of 60 feet.

In some cases, natural buffers exist that do not provide an adequate visual or sound barrier for the adjacent residential area. Normally, these buffers would be left undisturbed; however, the city council may require that additional screening and/or planting be added in these buffer areas for the protection and privacy of the residential area.

A brick wall at least eight feet in height may be required by the city council in addition to the vegetative buffer; the brick must be similar and compatible with neighborhood houses. Depending upon the topography of the areas involved, the city council may require that the wall be higher than eight feet.

2. Where an industrial district is contiguous with a residential district, the width of the required buffer strip shall be 75 feet.

In some cases, natural buffers exist that do not provide an adequate visual or sound barrier for the adjacent residential area. Normally, these buffers would be left undisturbed; however, the city council may require that additional screening and/or planting be added in these buffer areas for the protection and privacy of the residential area.

A brick wall at least eight feet in height may be required by the city council in addition to the vegetative buffer; the brick must be similar and compatible with that of the residential district. Depending upon the topography of the areas involved, the city council may require that the wall be higher than eight feet.

3. Where a two-family or multiple-family district is contiguous with a single-family residential district, the width of the required buffer strip shall not be less than 25 feet, plus an additional five feet for each story in excess of one, with a maximum buffer of 60 feet.

In some cases, natural buffers exist that do not provide an adequate visual or sound barrier for the adjacent residential area. Normally, these buffers would be left undisturbed; however, the city council may require that additional screening and/or planting be added in these buffer areas for the protection and privacy of

the single-family residential area.

A brick wall at least eight feet in height may be required by the city council in addition to the vegetative buffer; the brick must be similar and compatible with neighborhood houses. Depending upon the topography of the areas involved, the city council may require that the wall be higher than eight feet.

4. Where an (OI) office/institutional district is contiguous with a residential district, the width of the required buffer strip shall not be less than 40 feet, plus an additional five feet for each story in excess of one, with a maximum buffer of 60 feet.

In some cases, natural buffers exist that do not provide an adequate visual or sound barrier for the adjacent residential area. Normally, these buffers would be left undisturbed; however, the city council may require that additional screening and/or planting be added in these buffer areas for the protection and privacy of the residential area.

A brick wall at least eight feet in height may be required by the city council in addition to the vegetative buffer; the brick must be similar and compatible with neighborhood houses. Depending upon the topography of the areas involved, the city council may require that the wall be higher than eight feet.

5. In other instances, where an incompatible situation is determined, the width of the buffer strip shall be determined by the mayor and council.

(Ord. No. 94-13, § 2(B), 11-8-94; Ord. No. 2003-07, § 3A., 7-22-03)

Section 1104 Composition of buffer.

In those instances where the natural vegetation and topography are insufficient to achieve the desired level of screening as determined by the planning and zoning board, a planted buffer shall be provided and shall consist of plant material of such growth characteristics as will provide an acoustical and visual screen of planting date. The following plants are approved for use as part of the screening buffer:

TABLE INSET:

1.	Trees:	Loblolly Pine
		White Pine
		Yaupon Holly
		American Holly
		Eastern Red Cedar
		Laurel Cherry
		Arizona Cypress Redbay
		Virginia Pine

2.	Shrubs:	Cleyera
		Euonymus
		Japanese Privet
		California Privet
		European Privet
		Southern Waxmyrtle
		Northern Bayberry
		Pittosporum
		Japan Yew
		Red Tip Photinia
3.	Ground Cover:	Short Juniper
		Periwinkle
		Lippia
		Evergreen Candytuft
		Elysum

Other evergreen plant materials having the same growth characteristics as the aforementioned may be substituted, subject to approval by the planning and zoning board prior to installation.

Section 1105 Maintenance.

The screening buffer planting and any required landscaped open space planting shall be guaranteed for the life of the commercial, industrial or residential development. Necessary trimming and maintenance shall be performed by the property owner to maintain the health of the plant materials, to provide aesthetically pleasing appearance, and to assure that the buffer actually serves the purpose for which it is intended.

Section 1106 Other screening requirements.

Certain uses such as junk or salvage yard operations and other commercial and industrial operations requiring the storage of inoperative equipment or vehicles for prolonged periods of time could present unsightly views or health hazards. To preclude this from occurring,

the planning and zoning board shall require owners of such properties to completely enclose such operations by a fence which completely obscures views of the property from adjacent sidewalks and streets, built to a height greater than that of the height of the highest piece of equipment or vehicle stored on the property; however the minimum height of any fence shall be eight feet. Such fences shall be constructed of solid materials. Construction of cyclone fencing which utilizes metal inserts as screening shall be prohibited.